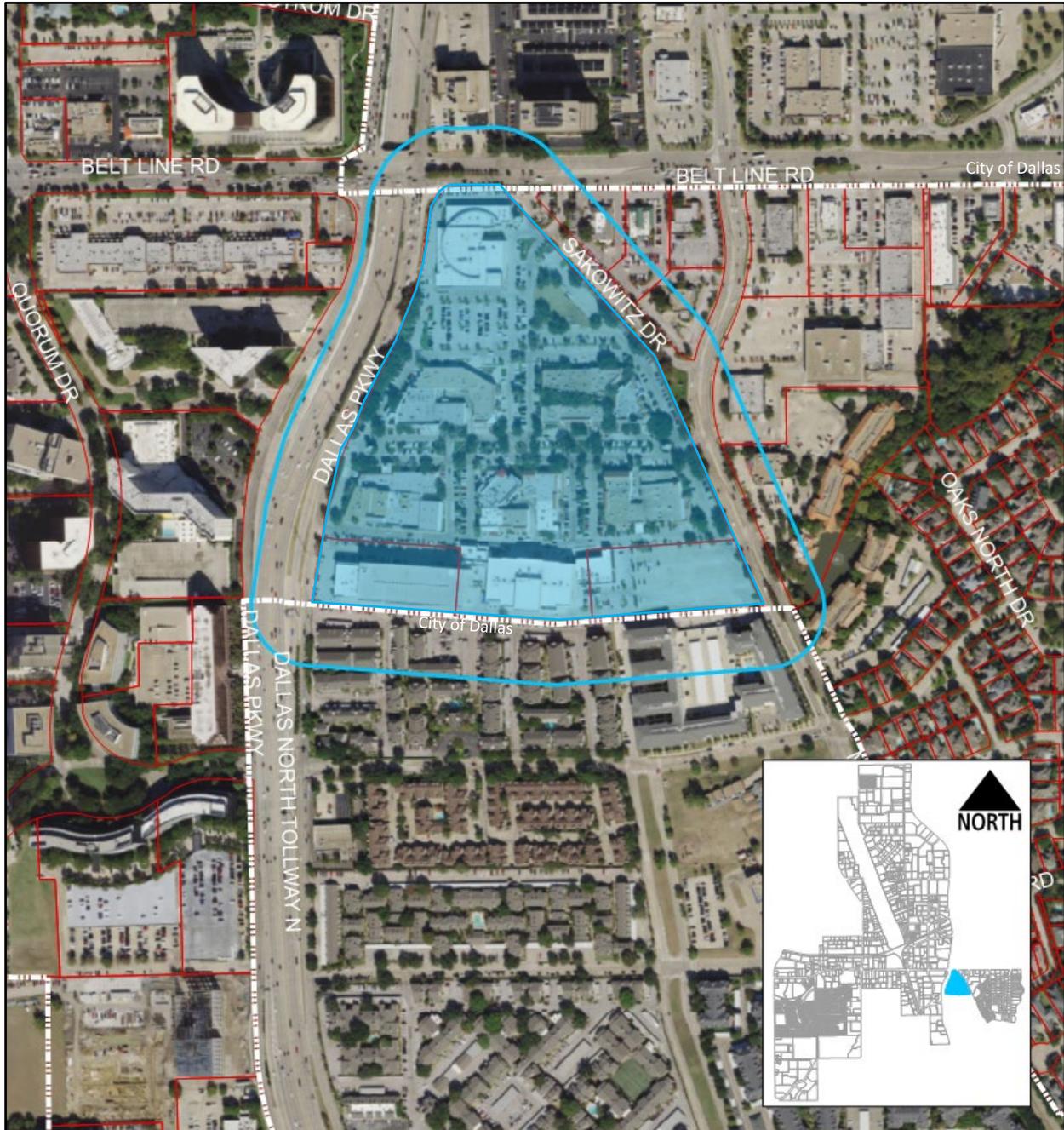


1811-SUP

PUBLIC HEARING Case 1811-SUP/Cinnaholic. Public hearing, discussion, and take action on a recommendation regarding an ordinance changing the zoning on property located at 5100 Belt Line Road Suite 532, which property is currently zoned PD, Planned Development, through Ordinance 012-002, by approving a Special Use Permit for a new restaurant.

LOCATION MAP





February 13, 2020

STAFF REPORT

RE: Case 1811-SUP/Cinnaholic
LOCATION: 5100 Belt Line Road Suite 532
REQUEST: Approval of a Special Use Permit for a restaurant.
APPLICANT: Margine Biswas, Archiphy Architects

DISCUSSION:

Background: This suite is a vacant space previously occupied by LuXX Lash salon, located between Pluckers Wing Bar and the Pretty Kitty Brow Bar, that is proposed to be renovated into a new restaurant. The new restaurant concept is called Cinnaholic and offers create-your-own 100% vegan cinnamon rolls and other sweet treats made from scratch like cookies, brownies, and edible cookie dough. Hours of operation are 8am to 10pm Monday through Sunday.

Cinnaholic has 3 other locations in the DFW metroplex, and 35 other locations across the country.

Proposed Plan: The applicant is proposing to open a 1,096 square-foot restaurant without alcohol service. No exterior changes are being proposed at this time.

Floor plans show a large kitchen area, service counter, and a dining area seating 12 people. No patio is proposed.

Parking: Based on the current parking ration of 1 space per 250 square feet regardless of the use, the site requires a total of 1,755 parking spaces. Currently, the site plan shows 2,268 parking spaces are provided.

It should be noted that in a separate zoning case for Village on the Parkway, the property owner is proposing a new office/retail building as well as site plan revisions that will reconfigure some of the existing parking. Through that request, the parking ratio may also change to 1 parking space per 225 square feet. If this separate zoning case is approved, the parking space provision for this site would change. However, the site is still anticipated to have parking spaces in excess of the requirement.

RECOMMENDATION: APPROVAL

Cinnaholic is a family friendly vegan restaurant concept that has proven to be a successful business model across the country and is a welcome addition to the offerings at Village on the Parkway.

Because the concept will not provide alcohol service, Staff recommends approval without conditions.



Case 1811-SUP/Cinnaholic

February 18, 2020

COMMISSION FINDINGS:

The Addison Planning and Zoning Commission, meeting in regular session on February 18, 2020, voted to recommend approval of a Special Use Permit for a new restaurant without conditions.

Voting Aye: Catalani, Craig, DeFrancisco, Meleky, Resnik, Souers,

Voting Nay: none

Absent: Wheeler

SPEAKERS AT THE PUBLIC HEARING:

For: none

On: none

Against: none